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13 **UNITED STATES DISTRICT COURT**

14 **DISTRICT OF NEVADA**

15 BANK OF AMERICA, N.A.;

16 Case No.: 2:16-cv-02280-GMN-NJK

17 Plaintiff,

18 vs.

19 ANTELOPE HOMEOWNERS ASSOCIATION;  
20 DANNY AND TATIANNA LLC; THE JAMES  
21 LUTZ TRUST; ABSOLUTE COLLECTIONS  
22 SERVICES, LLC;

23 Defendants.

24 **JOINT STIPULATION OF DISMISSAL  
25 WITH PREJUDICE**

26 Bank of America, N.A. (**BANA**), Antelope Homeowners Association (**HOA**), The James Lutz  
27 Trust (**Trust**), and Absolute Collections Services, LLC (**Absolute**), pursuant to Rule 41(a)(1)(A)(ii),  
28 jointly dismiss all claims brought or that could have been brought against each other in this suit, with  
prejudice. BANA additionally dismisses pursuant to Rule 41(a)(1)(A)(i) all claims it brought against  
Danny and Tatianna LLC with prejudice.

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1                   The Trust disclaims any right to the excess proceeds that arose from Absolute's foreclosure of  
2 the lien held by HOA that encumbered the Property.

3                   DATED this 19th day of November, 2018.

<p>4</p> <p>5 <b>AKERMAN LLP</b></p> <p>6</p> <p>7 <u>/s/ Vatana Lay</u></p> <p>8 ARIEL E. STERN, ESQ. Nevada Bar No. 8276</p> <p>9 VATANA LAY, ESQ. Nevada Bar No. 12993</p> <p>10 1635 Village Center Circle, Suite 200 Las Vegas, Nevada 89134</p> <p>11 <i>Attorneys for Plaintiff Bank of America, N. A.</i></p>	<p>5 <b>ABSOLUTE COLLECTION SERVICES, LLC</b></p> <p>6</p> <p>7 <u>/s/ Shane D. Cox</u></p> <p>8 SHANE D. COX, ESQ. Nevada Bar No. 13852</p> <p>9 7485 W. Azure, Ste. 129 Las Vegas, NV 89130</p> <p>10 <i>Attorney for Defendant Absolute Collection Services, LLC</i></p>
<p>12</p> <p>13 <b>LIPSON, NEILSON, COLE, SELTZER &amp; GARIN, P.C.</b></p> <p>14</p> <p>15 <u>/s/ Karen Kao</u></p> <p>16 J. WILLIAM EBERT, ESQ. Nevada Bar No. 2697</p> <p>17 KAREN KAO, ESQ. Nevada Bar No. 14386</p> <p>18 9900 Covington Cross Dr. Suite 120</p> <p>19 Las Vegas, NV 89144</p> <p>20 <i>Attorneys for Antelope Homeowners Association</i></p>	<p>12</p> <p>13 <b>MORRIS LAW CENTER</b></p> <p>14</p> <p>15 <u>/s/ Sarah A. Morris</u></p> <p>16 SARAH A. MORRIS, ESQ. Nevada Bar No. 8461</p> <p>17 BRIAN A. MORRIS, ESQ. Nevada Bar No. 11217</p> <p>18 TIMOTHY A. WISEMAN, ESQ. Nevada Bar No. 13786</p> <p>19 5450 W. Sahara Avenue, Suite 330 Las Vegas, Nevada 89146</p> <p>20 <i>Attorneys for the James Lutz Trust</i></p>

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## ORDER

Bank of America, N.A., Antelope Homeowners Association, The James Lutz Trust, and  
Absolute Collections Services, LLC, the Parties agreement, and good cause appearing therefore,

**IT IS ORDERED** title to the real property located 7852 Garden Rock Street, Las Vegas, Nevada 89149, APN 125-18-113-109 will be quieted in favor of the James Lutz Trust.

**IT IS FURTHER ORDERED** that all claims in this case are dismissed with prejudice, each side to bear its own attorney fees and costs. This is the final judgment of this Court.

DATED this 20 day of November, 2018.

Gloria M. Navarro, Chief Judge  
UNITED STATES DISTRICT COURT